

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, March 11, 2015

Time: 6:00 p.m.

Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

The following items will be heard by the City of Warwick Planning Board and a vote will be taken on each item listed.

Public Informational Meeting
Major Land Development
West Shore Road Condominiums
Master Plan

Location:	West Shore Road
Assessor's Plat:	352
Assessor's Lots.	61
Applicant:	Sturbridge Home Builders
Zoned:	A-10 (Residential)

Proposed Zone: A-10 (Planned District Residential-PDR)
Area: 5.3Acres
Ward: 5
Engineer: DiPrete Engineering

The Applicant has requested that the above-referenced Application be opened and continued to the April 8, 2015 Planning Board Meeting.

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Public Hearing

Major Land Development/Subdivision

Brentwood Assisted Living

Preliminary

Applicant/Property Owner: 3844 Post Road, LLC, 1635 Division Road LLC,

Richard Miga, Jr.

Location: 4014, 4022 and 4036 Post Road

Assessor's Plat: 235

Assessor's Lots: 11, 12, 13,271

Zoning District: O, Office

Land Area: 60,347 square feet

Number of existing lots: 4

Number of proposed lots: 1

Surveyor: Scituate Surveys, Inc.

Ward: 9

Background

The Applicant is requesting Preliminary Approval of a Major Land Development Project/ Subdivision to construct a 74 bed, four story, assisted living facility. The proposed development is sited on four Assessor's lots, with a combined area of 60,347 square feet. The three buildings located on the site have been demolished to create space for the proposed development. The site is located on Post Road and was formerly used for residential and office use.

Public Hearing

Major Land Development/Subdivision

Cumberland Farms - Apponaug

Preliminary

Applicant: Cumberland Farms, Inc.

Property Owner: Gray Enterprises, Inc. (Lot 99)

Gulf Oil (Lot 97)

Location: 3327 and 3335 Post Road

Assessor's Plat: 244

Assessor's Lots: 97 and 99

Zoning District: General Business, with a Historic Overlay zone

Land Area: 39,643 sf

Number of existing lots: 2

Number of proposed lots: 1

Engineer: Garofalo and Associates, Inc.

Ward: 7

Background

The Applicant is requesting Preliminary Approval of a Major Land Development Project/ Subdivision for the construction of a one story, 4,513 square foot convenience store, canopy, and fueling pumps. The Applicant plans to demolish the existing one story brick building, canopy and gas pumps on Lot 97, as well as the existing building on Lot 99. Following demolition, a new 4,513sf convenience store and a new canopy, measuring 40'x 83', over five new gasoline dispensers (10 fueling positions) will be constructed.

Public Meeting

Minor Subdivision

Zarella-Doris Avenue Plat

Preliminary

Location: 54 Doris Avenue & Dixie Avenue

Applicant: Zarrella Associates

Assessor's Plat: 319

Assessor's Lot(s): 234, 235, 236, 238, 261, 262, 264, & 556

Zoning District: A-7 Residential

Land Area: 32,000 square feet

Surveyor: Alpha Associates, LTD.

Ward: 4

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (8) eight existing lots totaling 32,000 square feet, to create (4) four new lots; (2) two new conforming lots fronting on Doris Avenue for the development of single family dwellings and (2) two new conforming lot fronting on Dixie Avenue for the development of a new single-family dwellings.

Public Informational Meeting

Major Subdivision

Madison Estates-West Shore Road

Master Plan

Location: 3238, 3246, & 3266 West Shore Road

Applicant: West Shore Development, LLC

Assessor's Plat: 364

Assessor's Lot(s): 198, 200, 201, & 202

Zoning District: A-7 Residential

Land Area: 5.1 acres

Surveyor: Joe Casali Engineering, Inc.

Ward: 7

Project Scope

The Applicant is requesting Master Plan Approval of a Major Subdivision. The Applicant is proposing a new street with less than required standard sidewalks and to subdivide (4) four lots totaling 5.1 acres to allow for the development of (15) fifteen new lots and a new street; (2) two new conforming lots with existing single family dwellings; and (13) thirteen new conforming lots for the development of single-family dwellings.

Review and approval of the October 2014 meeting minutes

Review and approval of the December 2014 meeting minutes

Review and approval of the January 2015 meeting minutes

Review and approval of the February 2015 meeting minutes

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2000, extension 6289.